

UNOFFICIAL COPY

Parcel No. 522R

SPECIAL WARRANTY DEED

COOK
CO. NO. 010

94862235

056922

THIS INDENTURE, made this 30th day of September, 1994, between

Edison Development Company, a corporation created and existing under and by virtue of the

laws of the State of Delaware and duly authorized to transact business in the State of Illinois

party of the first part, and Marc Friduss and Carrie ~~Friduss~~ ^{Pidrak}, his wife, party of the second part

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, in hand paid by the

party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, ^{not as} ~~JOINT~~ TENANCY, and not ^{as} ~~in~~ Tenancy in common, ^{but as Tenants by the Entirety} all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

PARCEL 1:

Unit Number 1106 in the Gold Coast Condominium as delineated on a survey of the following described Real Estate: The West 14 feet of Lot 4 and all of Lots 5 to 11 in Dorman's subdivision of Lot 1 (except the West 50 feet thereof) in Krauss' subdivision of the North Half of Block 1 in Canal Trustees' subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 91433270, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

Unit West 39 in the Gold Coast Condominium, as delineated on a survey of the following described Real Estate: The West 14 feet of Lot 4 and all of Lots 5 to 11, in Dorman's subdivision of Lot 1 (except the West 50 feet thereof) in Krauss' subdivision of the North Half of Block 1 in Canal Trustees' subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 91433270, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

COOK COUNTY, ILLINOIS
OFFICE FOR RECORD

1994 OCT -5 PM 12:02

94862235

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
OCT-5-4
157.00

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE
OCT-5-4
78.50

1994 OCT -5 PM 12:02

94862235

94862235 COOK COUNTY, ILLINOIS

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE OCT-5-94
588.75
PA.11187

248

7707

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Subject to:

1. General real estate taxes for 1994 and subsequent years;
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded as Document Number 91433270.
3. Encroachment of building located mainly on the land:
 - a) West and adjoining over onto the land ranging from 0.23 feet to 0.66 feet (various locations)
 - b) East and adjoining over onto the land ranging from 0.02 feet to 0.06 feet (various locations)
 - c) (Brick Wall) west and adjoining by 0.25 feet;
4. Encroachment of building located mainly on the land west and adjoining over onto the land by 0.46 feet (on the 5th floor) and by 0.42 feet (on the 4th floor), as disclosed by condominium survey, recorded as Document 91433270.
5. Encroachment of brick located mainly on the land over onto the land south by 0.45 feet, as disclosed by condominium survey, recorded as Document 91433270.

Address of Property: 71 E. Division Street, Unit 1106, Chicago, Illinois 60610
Tax I.D. Number: 17-03-200-080-1048 and 17-03-200-080-1112

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does warrant to the party of the second part, their heirs and assigns that it has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above; and said party of the first part covenants that it will defend said premises to the extent of the warranties made herein against the lawful claims of all persons.

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Property of Cook County Clerk's Office

COOK COUNTY CLERK
JANE JACOBY
100 N. LAUREL ST.
CHICAGO, ILL. 60602
TEL: 312-603-1000
WWW.COOKCOUNTYCLERK.COM

COOK COUNTY CLERK